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ARCHITECTURE

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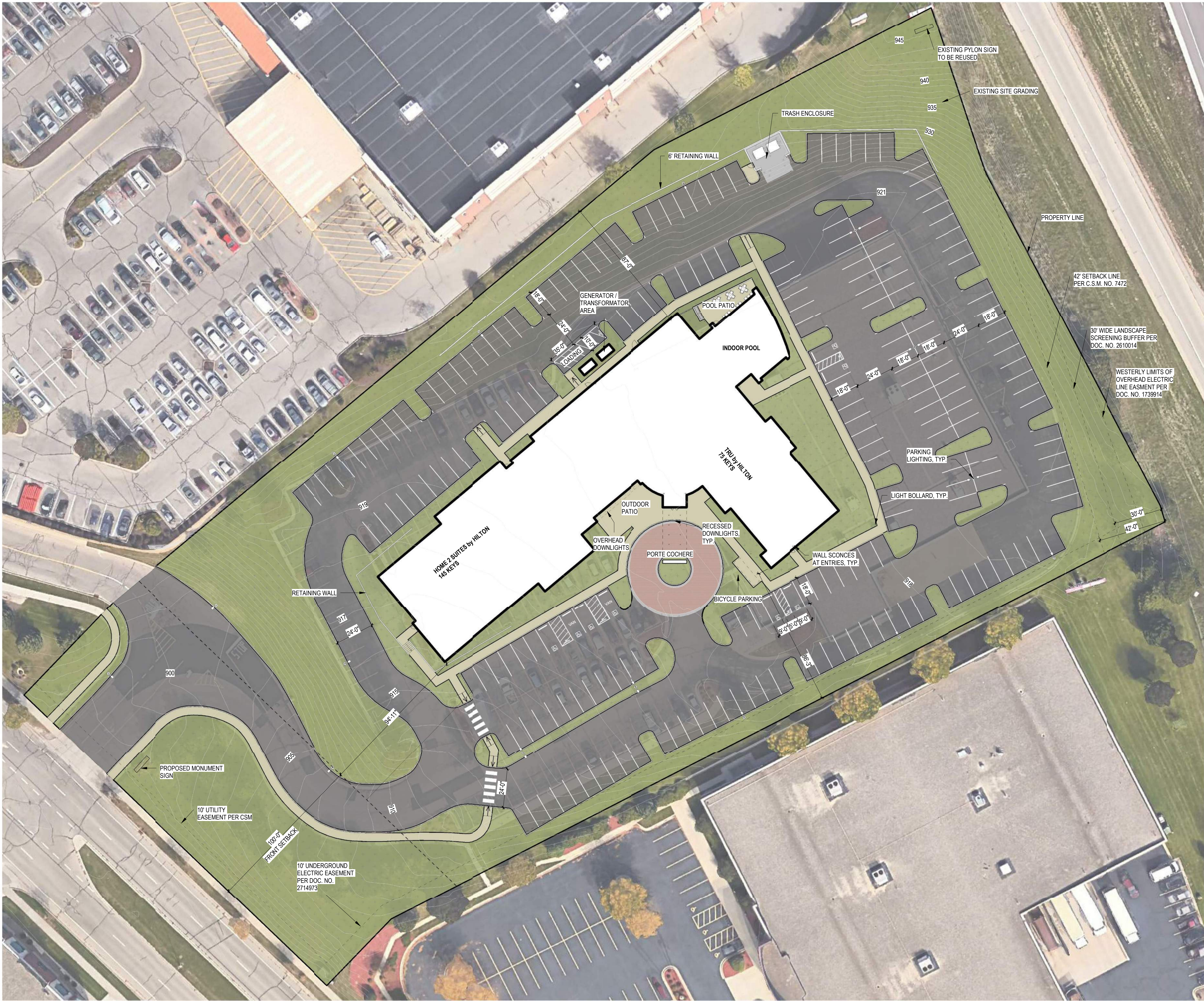


HOME 2 SUITE & TRU by HILTON

2301 EAST SPRINGS DR., MADISON, WI







PROJECT SUMMARY

THIS PROJECT CONSISTS OF SITE DEVELOPMENT AND BUILDING DESIGN FOR 219 KEYS, 5-STORY HOME 2 SUITES & TRU DUAL BRAND HOTEL by HILTON.

SITE SUMMARY

DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	0810-2711-4040	
ADDRESS	2301 EAST SPRINGS DR., MADISON, WI	
JURISDICTION	CITY OF MADISON, WI	
ZONING CLASSIFICATION	CC	
PLANNED LAND USE	COMMERCIAL	
HOTEL USE ALLOWED	YES	Y
# OF PARKING STALLS REQUIRED	REFER TO CODE FOR DETAIL	Y
SIZE OF PARKING STALLS REQUIRED	9' x 18'	Y
MAX BUILDING HEIGHT	68'-0"	Y
FIRE ACCESS REQUIRED	24'-0" DRIVEWAY	Y
FRONT SETBACK	10'-0"	Y
SIDE SETBACK	6'-0"	Y
REAR SETBACK	20'-0"	Y

NOTE:

AREA CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
BUILDING FOOTPRINT	24,490 SF	12%
HARDSCAPE	8,540 SF	4%
LANDSCAPE	76,460 SF	38%
PARKING LOT AREA	91,550 SF	46%
	201,030 SF	100%

ACTUAL BUILDING AREA (GROSS)

LEVEL	AREA
LEVEL 1	23,858 SF
LEVEL 2	21,765 SF
LEVEL 3	21,765 SF
LEVEL 4	21,765 SF
LEVEL 5	21,765 SF
TOTAL AREA:	110,920 SF

PARKING REQUIRED

USE	REQUIREMENT	SPACES REQUIRED
HOTEL	1.00 PER GUESTROOM	220
TOTAL:		220

NOTE: UP TO 25% CAN BE COMPACT

PARKING PROVIDED

TYPE	COUNT
9' X 18' - 90°	213
9' X 18' - 90° (ACCESSIBLE)	6
9' X 18' - 90° (ACCESSIBLE/VAN)	2
	221

VICINITY MAP

1

SITE PLAN

1" = 30'-0"

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VIEW FROM PROPOSED SITE #1



VIEW FROM PROPOSED SITE #2



VIEW FROM OFF RAMP #3



VIEW FROM E SPRINGS DR. #6



VIEW FROM HIGHWAY #4

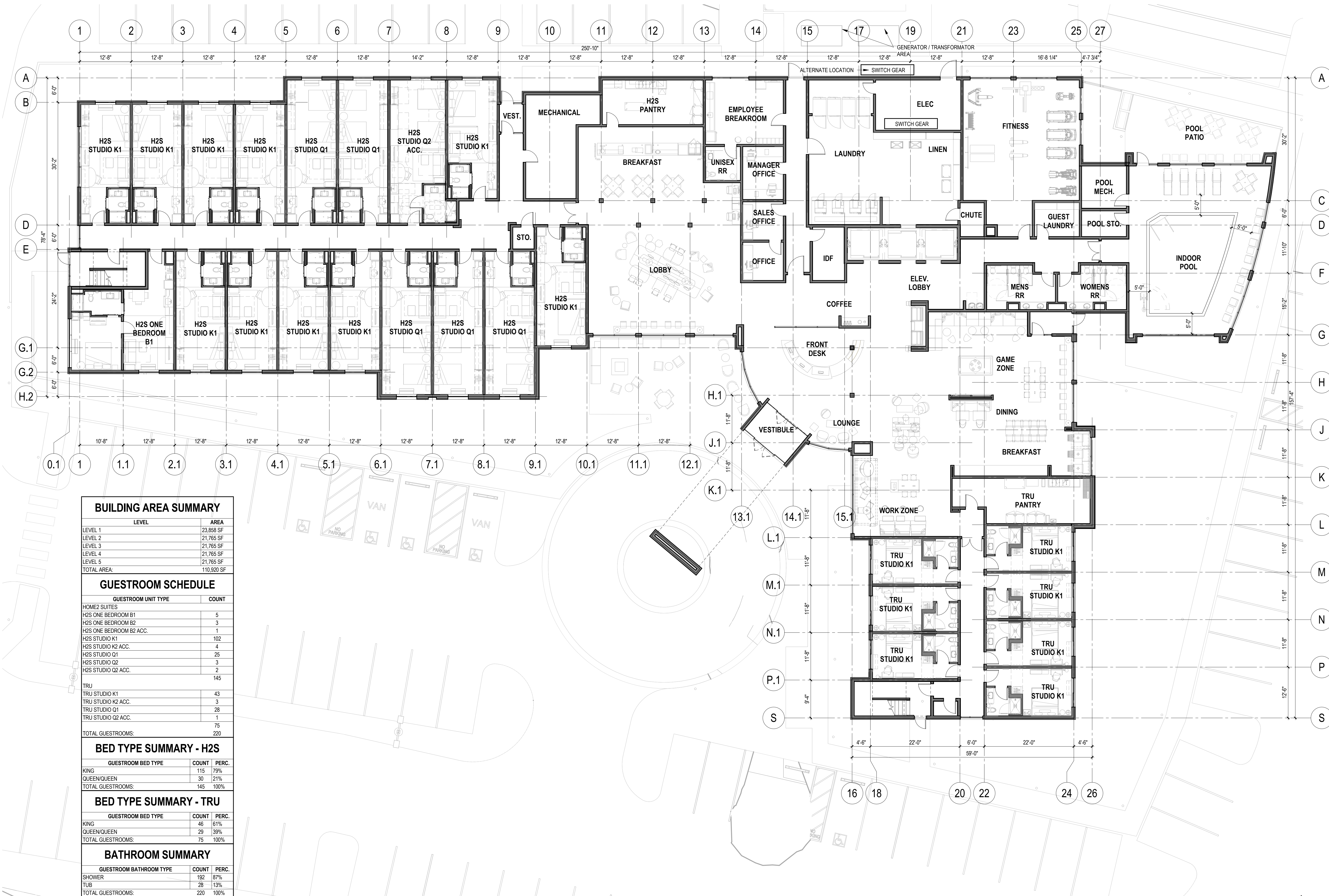


VIEW FROM HIGHWAY #5



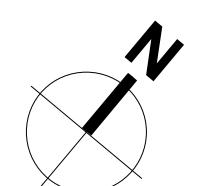


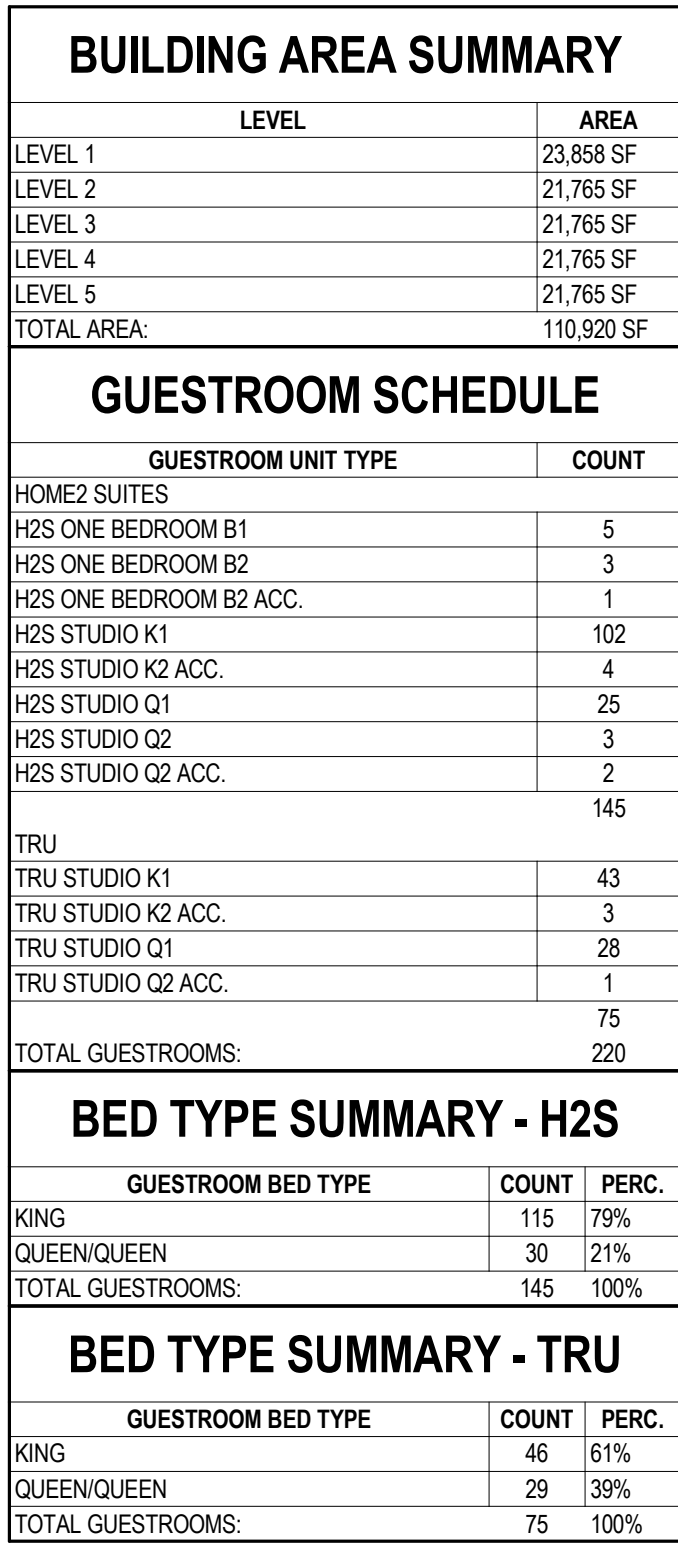
GOOGLE EARTH IMAGES

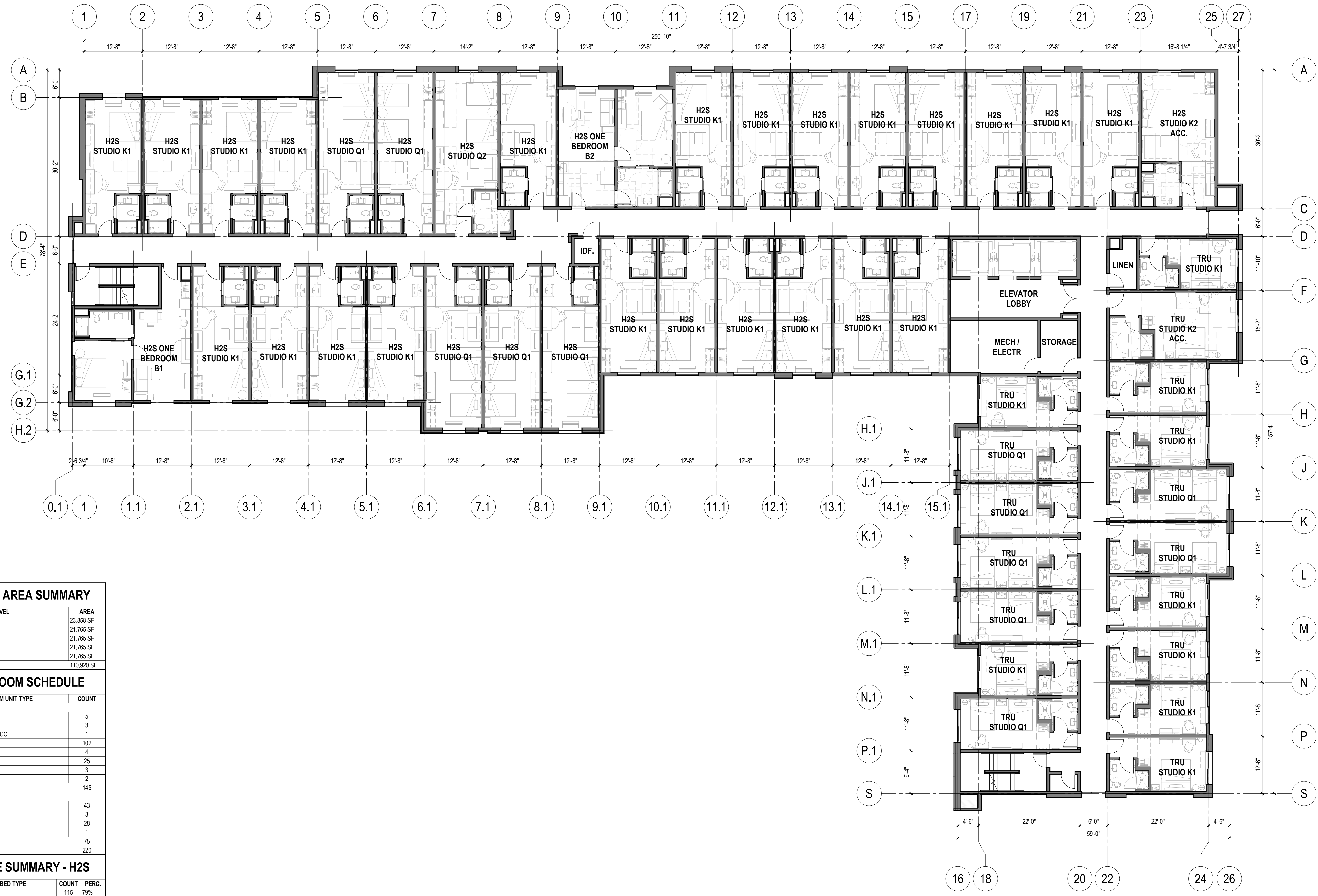


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TOTAL AREA:	110,920 SF	
GUESTROOM SCHEDULE		
GUESTROOM UNIT TYPE	COUNT	
HOME2 SUITES		
H2S ONE BEDROOM B1	5	
H2S ONE BEDROOM B2	3	
H2S ONE BEDROOM B2 ACC.	1	
H2S STUDIO K1	102	
H2S STUDIO K2 ACC.	4	
H2S STUDIO Q1	25	
H2S STUDIO Q2	3	
H2S STUDIO Q2 ACC.	2	
	145	
TRU		
TRU STUDIO K1	43	
TRU STUDIO K2 ACC.	3	
TRU STUDIO Q1	28	
TRU STUDIO Q2 ACC.	1	
	75	
TOTAL GUESTROOMS:	220	
BED TYPE SUMMARY - H2S		
GUESTROOM BED TYPE	COUNT	PERC.
KING	115	79%
QUEEN/QUEEN	30	21%
TOTAL GUESTROOMS:	145	100%
BED TYPE SUMMARY - TRU		
GUESTROOM BED TYPE	COUNT	PERC.
KING	46	61%
QUEEN/QUEEN	29	39%
TOTAL GUESTROOMS:	75	100%
BATHROOM SUMMARY		
GUESTROOM BATHROOM TYPE	COUNT	PERC.
SHOWER	192	87%
TUB	28	13%
TOTAL GUESTROOMS:	220	100%

1 FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

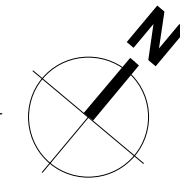






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1 FLOOR PLAN - LEVELS 3-5 (TYP.)
3/32" = 1'-0"





1 SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PT1	EIFS, PAINTED METAL, SHERWIN-WILLIAMS SPATIAL WHITE SW 6259
	PT2	EIFS, PAINTED METAL, SHERWIN-WILLIAMS IRON ORE SW 7069
	PT3	EIFS, BENJAMIN MOORE, FLOWER POWER (NO SUBSTITUTIONS)
	PT4	EIFS, PANTONE PROCESS CYAN C (NO SUBSTITUTIONS)
	BD1	FIBER CEMENT LAP SIDING HARDIEPLANK - SMOOTH MISSION GRAY (OR SIMILAR)
	BD2	FIBER CEMENT LAP SIDING HARDIEPLANK - SMOOTH BLACK BROWN (OR SIMILAR)
	BR1	THIN BRICK VENEER GLEN GERY SLATE (S15-1557) EASTLINE THIN BRICK (OR SIMILAR)
	FC1	FIBER CEMENT PANEL SYSTEM, REVEAL PANEL SYSTEM BY JAMES ARCTIC WHITE (OR SIMILAR)
	FC2	FIBER CEMENT PANEL SYSTEM, REVEAL PANEL SYSTEM BY JAMES HARDIE BLACK BROWN (OR SIMILAR)



2 WEST ELEVATION
3/32" = 1'-0"

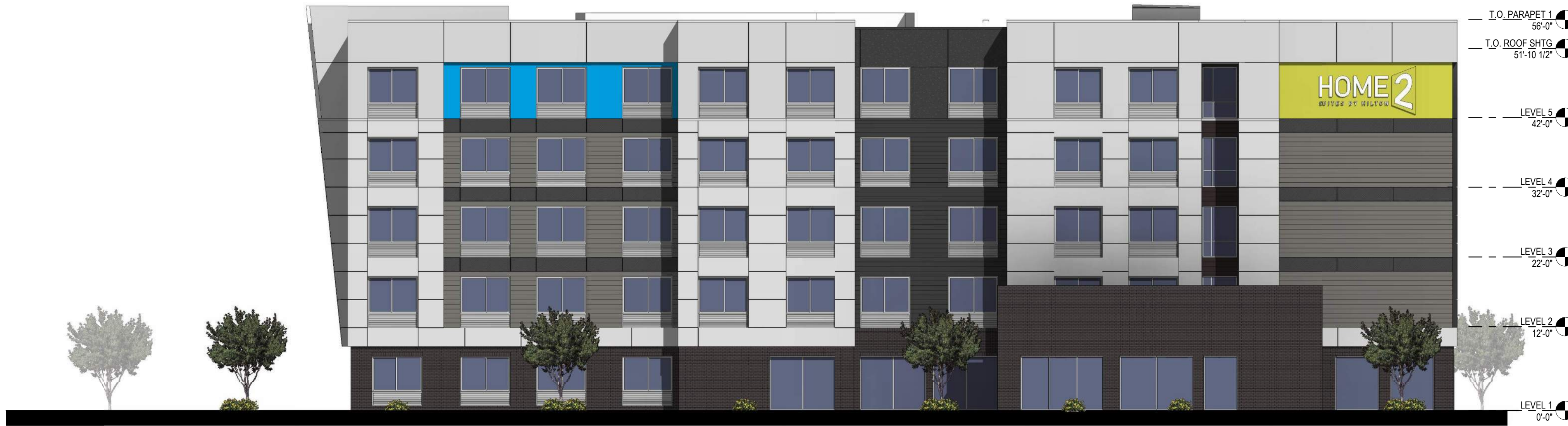


3 SITE SECTION EAST-WEST
1" = 20'-0"

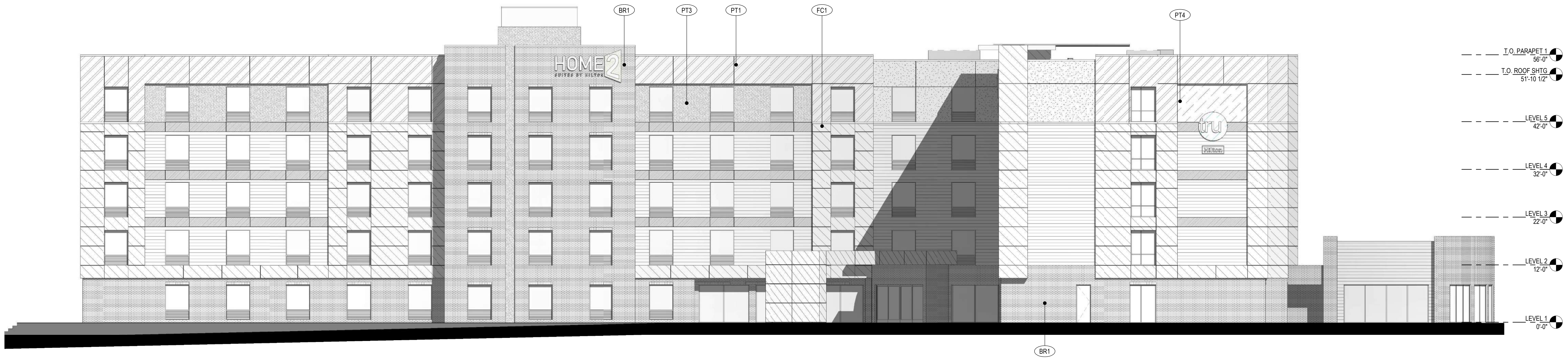


2 NORTH ELEVATION
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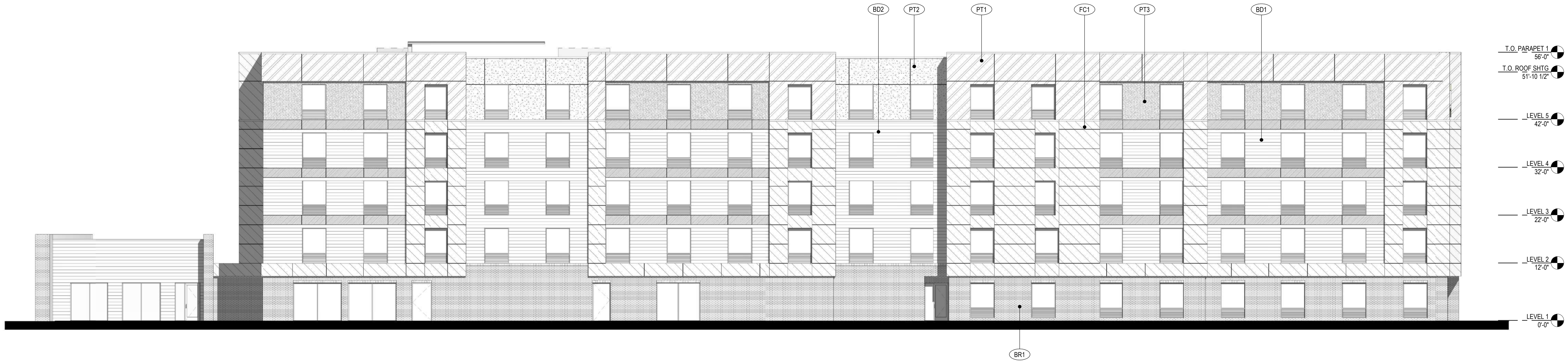


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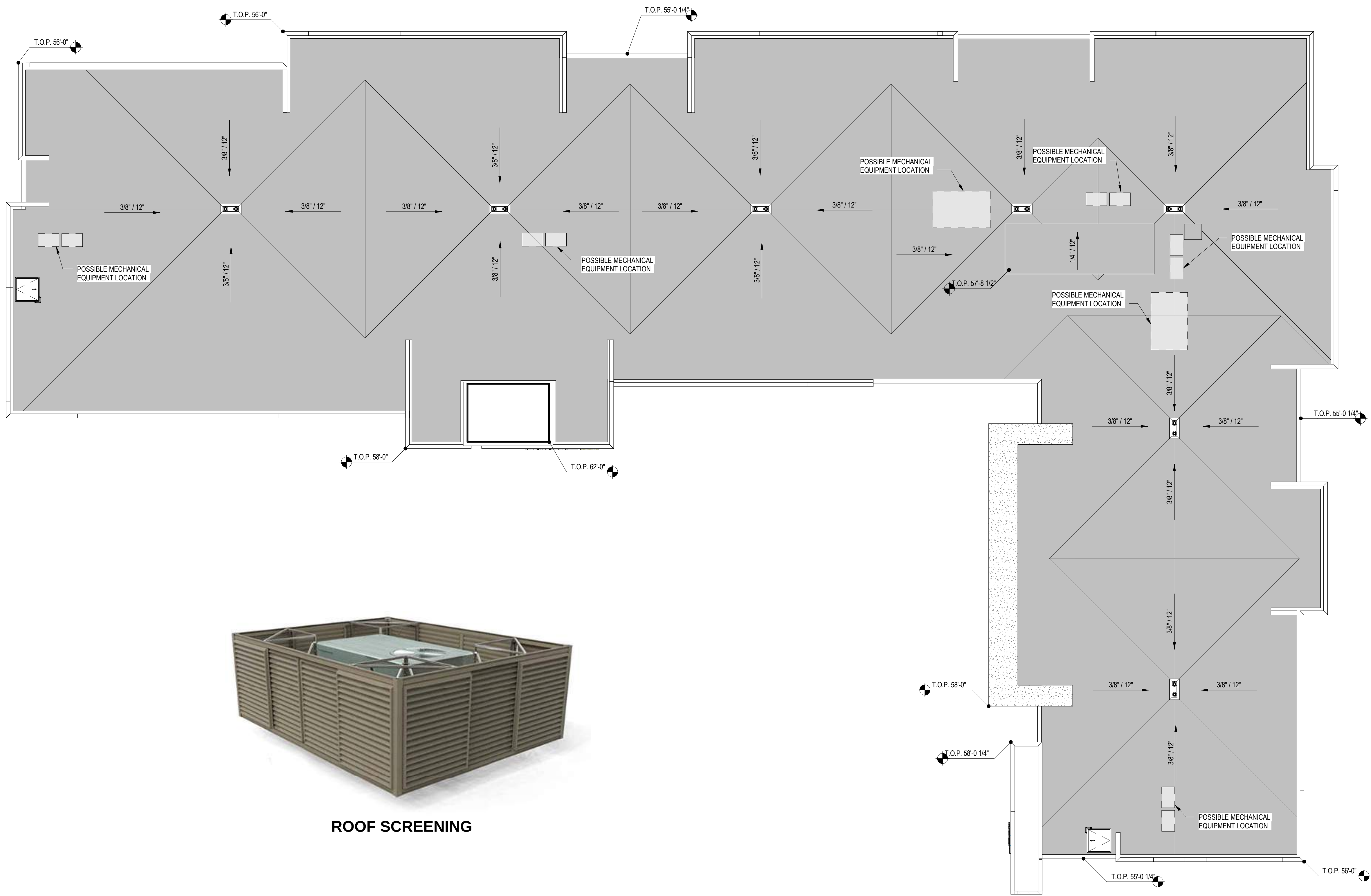


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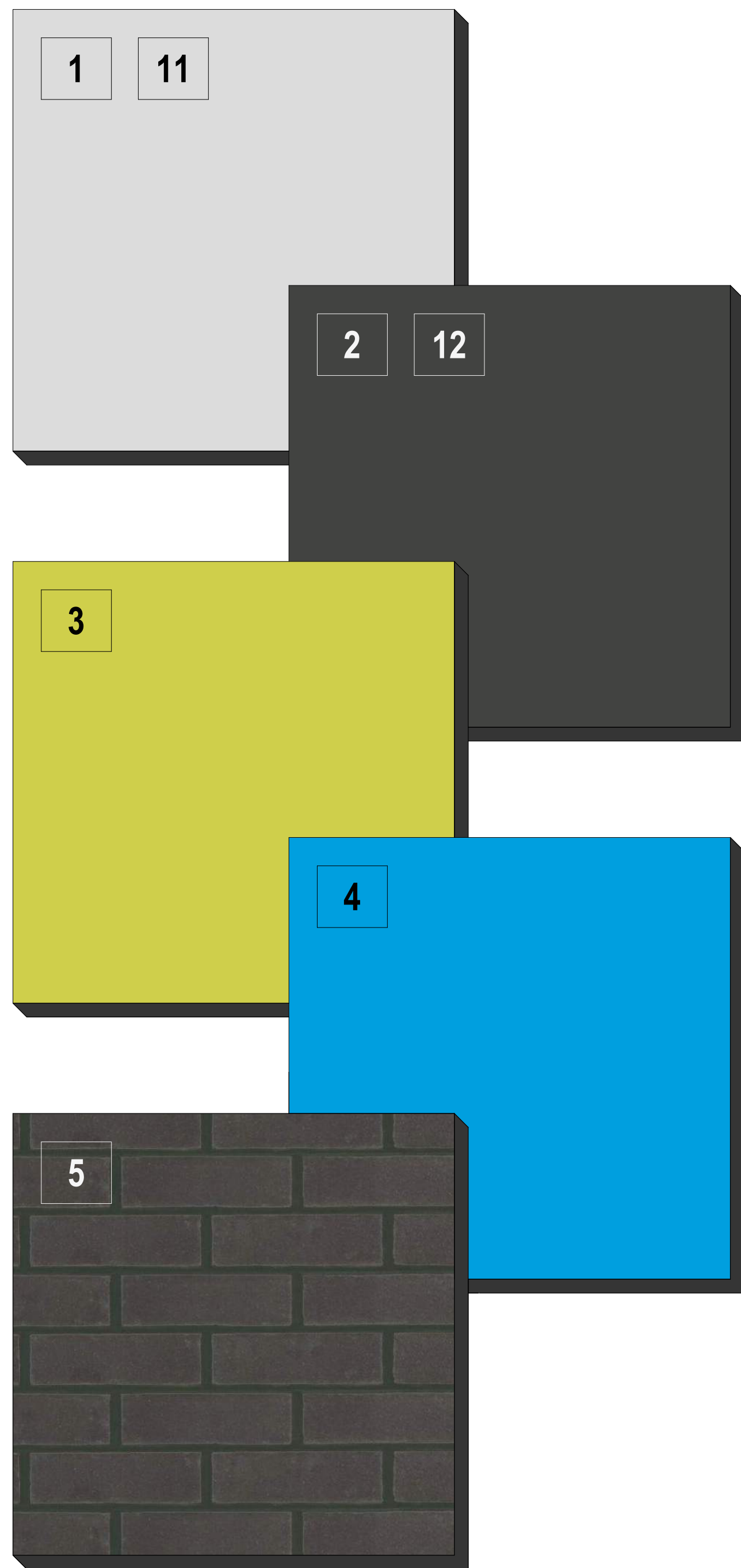


1 EAST ELEVATION
3/32" = 1'-0"



ROOF SCREENING

1 ROOF PLAN
3/32" = 1'-0"



1
11

PT1, MTL2
EIFS, PAINTED METAL
SHERWIN-WILLIAMS
SPATIAL WHITE
SW 6259

2
12

PT1 , MTL3
EIFS, PAINTED METAL
SHERWIN-WILLIAMS
IRON ORE
SW 7069

3

PT3
EIFS
BENJAMIN MOORE
FLOWER POWER
(NO SUBSTITUTIONS)

4

PT4
EIFS
PANTONE
PROCESS CYAN C
(NO SUBSTITUTIONS)

5

BR1
THIN BRICK VENEER
GLEN GERY
SLATE (S15-1557)
EASTLINE THIN BRICK
(OR SIMILAR)

6

BD1
FIBER CEMENT LAP SIDING
HARDIEPLANK - SMOOTH
MISSION GRAY
(OR SIMILAR)

7

BD2
FIBER CEMENT LAP SIDING
HARDIEPLANK - SMOOTH
BLACK BROWN
(OR SIMILAR)

8

FC1
FIBER CEMENT PANEL SYSTEM
REVEAL PANEL SYSTEM BY JAMES HARDIE
ARTIC WHITE
(OR SIMILAR)

9

FC2
FIBER CEMENT PANEL SYSTEM
REVEAL PANEL SYSTEM BY JAMES HARDIE
BLACK BROWN
(OR SIMILAR)

10

MTL1
ALUMINUM STOREFRONT
AND WINDOW FRAMES



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	20	Cree Inc	BXSP2-HO-HT-4ME-165W-40K-UL w/ XA-SP2BLS CONFIGURED FROM BXSP1-HO-HT-4ME-100W-40K-UL w/ XA-SP1BLS	CONFIGURED FROM XSP1-HO Series, Type IV Medium Optic w- BLS, 100W, 4000K CCT	CONFIGURED FROM Five Cree MDA LEDs	1	BXSP2-HO-XX-4ME-165W-40K-UL W XA-SP2BLS_CONF IGURED.ies	13958	1	160
	B	10	Lithonia Lighting	LDN6 40/30 L06AR LD	6IN LDN, 4000K, 3000LM, 80CRI, CLEAR, MATTE DIFFUSE REFLECTOR	LED	1	LDN6_40_30_L06AR_LD.ies	2644	1	34.69
	C	14	WAC Lighting	WS-W2604-WT B102213	Wall Sconces	/	1	WS-W2604-WT.ies	2195	1	32.9
	D	45	Cree Inc	PWY-EDG-SM-xx-02-E-UL-350-40K / BXBPs18E-UH7	Cree Edge Pathway Luminaire, Type V Medium, 18 LEDs, 120-277V, 350mA, 4000K	Eighteen type XP-G2 LEDs	1	PWY-EDG-SM-xx-02-E-UL-350-40K_PL05798-001A.IES	1779	1	21.3



EXTERIOR BUILDING WALL SCONCES



RECESSED SOFFIT DOWNLIGHT

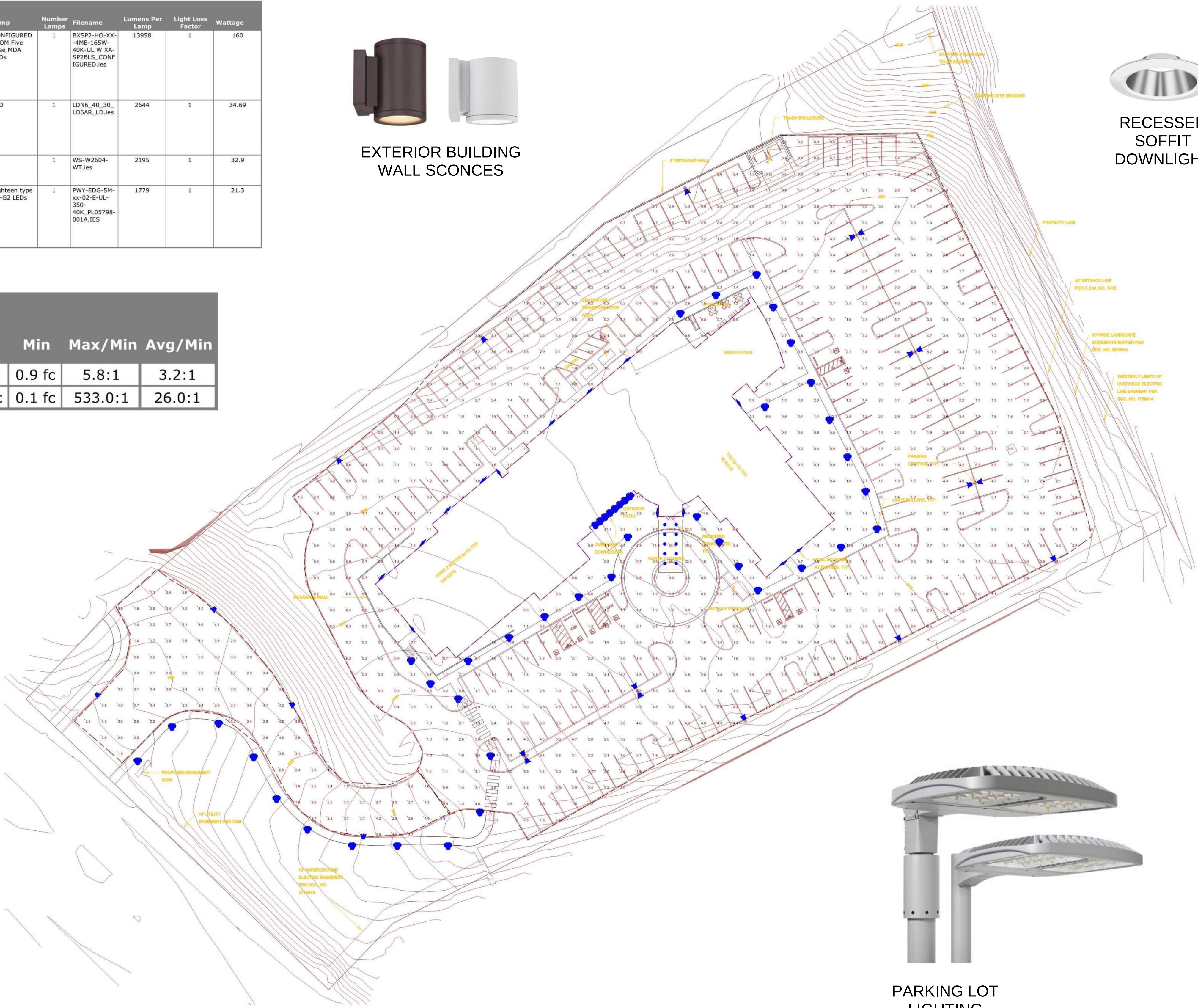
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.9 fc	5.2 fc	0.9 fc	5.8:1	3.2:1
Calc Zone #5	+	2.6 fc	53.3 fc	0.1 fc	533.0:1	26.0:1



PATHWAY BOLLARDS



EXTERIOR BUILDING LED STRIP LIGHTS



PARKING LOT LIGHTING

Plan View
Scale - 1" = 25ft

DUAL BRAND MADISON

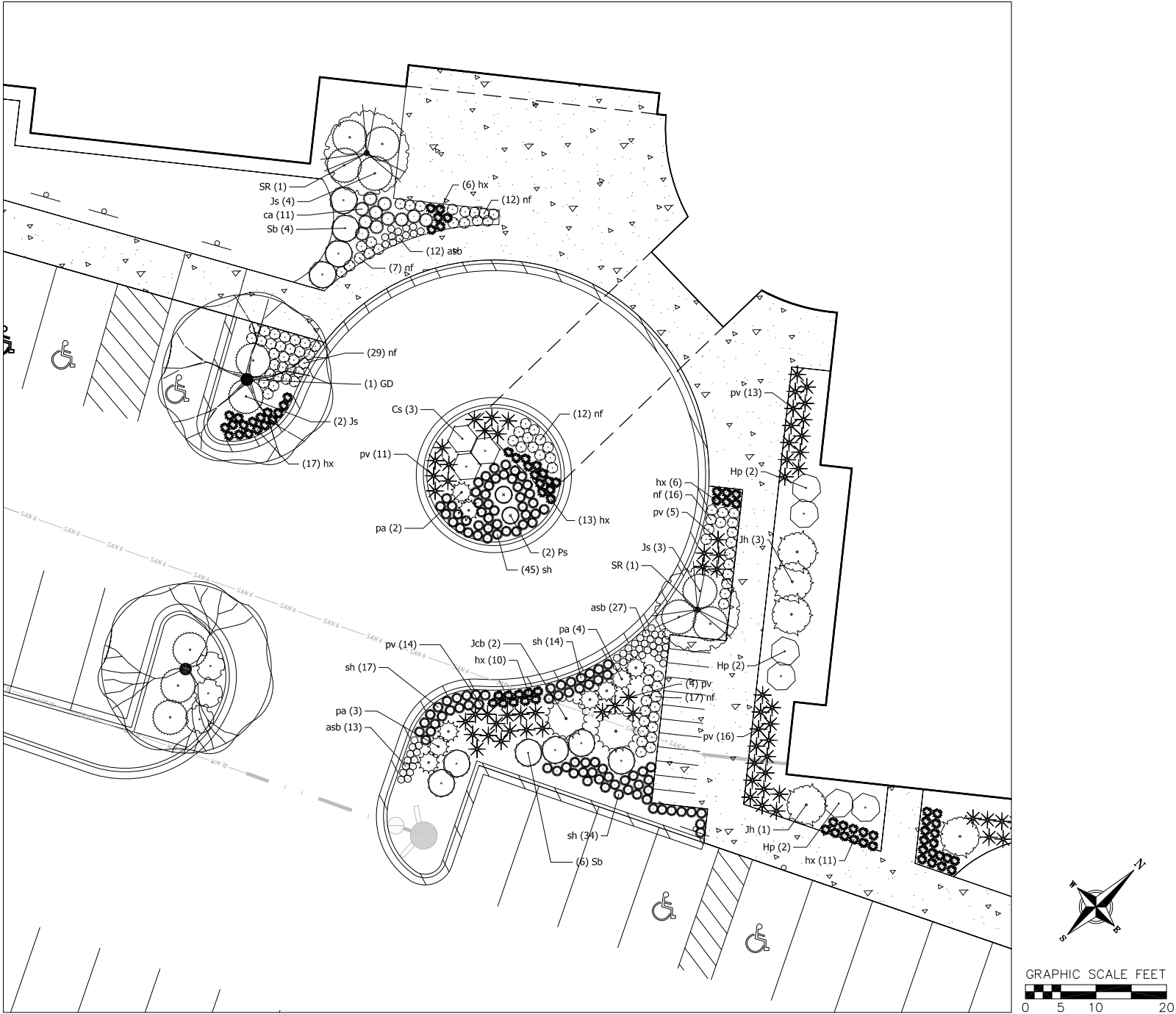


Designer	C. LOVETT
Date	5/8/2019
Scale	Not to Scale
Drawing No.	
Summary	



0 15 30 60

HOTEL ENTRANCE/DROPOFF AREA ENLARGEMENT



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
AF	Acer x freemanii 'Jeffers' / Autumn Blaze Maple	B & B	2.5"Cal		7	40-50' x 40'
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		7	40-60' x 40-60'
GTS	Gleditsia triacanthos Inermis 'Skycole' TM / Skyline Thornless Honey Locust	B & B	2.5"Cal		10	50-60' w x 35-45' w
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		4	50' h x 35' w
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
Pc	Picea pungens / Colorado Spruce	B & B		6' ht.	6	40-60' x 20-30'
Ps	Picea pungens 'Sester Dwarf' / Sester Dwarf Blue Spruce	10 gal			2	6-8' x 2-3'
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
Cf	Carpinus caroliniana 'Firespire' TM / American Hornbeam	Existing	2"Cal		3	20' x 8-10'
SR	Syringa reticulata 'Ivory Pillar' / Ivory Pillar Japanese Tree Lilac	B & B	2"Cal		3	20-25' h x 10-15' w
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
Cs	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal	Cont		33	5-6' x 5-6'
DI	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal			14	3-4' h x 4-5' w
Hp	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal	Cont		12	3-5' x 3-5'
Po	Physocarpus opulifolius / Ninebark	5 gal	Cont		10	8-10' x 8-10'
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal			39	2-3' h x 6-8' w
Sc	Sambucus canadensis / Elderberry	5 gal	Cont		13	5-12' x 5-12'
Sb	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal			10	2-3' x 3-4'
Sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	7 gal	Cont		1	4-5' x 5-7'
Vb	Viburnum prunifolium / Blackhaw Viburnum	7 gal	Cont		6	10-15' x 12-15'
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
Bx	Buxus x 'Green Mountain' / Boxwood	5 gal	Cont		7	5' x 3'
Jcb	Juniperus chinensis 'Blue Point' / Blue Point Juniper	10 gal	Cont		2	12' x 8'
Jh	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Cont		7	8-10' x 6-8'
Js	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal	Cont		22	12' x 4-6'
Tx	Taxus x media 'Everlow' / Yew	5 gal	Cont		30	2-3' x 4-5'
PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
asb	Allium x 'Summer Beauty' / Summer Beauty Allium	4" pot	Cont		87	
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont		11	3-5' h x 2' w
hx	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	4" pot			98	12-18" h x 16-24"
he	Heuchera x 'Berry Timeless' / Coral Bells	4" pot	Cont		36	8-10" x 20"
ho	Hosta x 'Big Daddy' / Plantain Lily	1 gal	Cont		31	18-24" x 3-4'
ms	Matteuccia struthiopteris / Ostrich Fern	1 gal	Cont		24	2-4' x 2-4'
nf	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	4" pot			93	10" x 18"
pv	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	Cont		73	3-4' h x 2-3' w
pa	Perovskia atriplicifolia / Russian Sage	1 gal			12	3-4' x 3-4'
ss	Schizachyrium scoparium / Little Bluestem Grass	1 gal	Cont		28	2-3' x 12-18"
sh	Sporobolus heterolepis / Prairie Dropseed	4" pot	Cont		129	24" x 18"

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. Low Meadow Mix area to be seeded with Low Growing Meadow for Medium Soils by Prairie Nursery. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine 1 1/2" x 4" or equal, color black anodized. Provide 24" wide washed stone maintenance strip along base of foundation where no landscape bed is shown. Edge to match landscape beds, mulch with 1.5" washed stone to 3" depth over weed barrier fabric.